



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

October 30, 2019

Lisa Desmond
Delta Groups Engineering, Inc.
2362 McGraw Avenue
Irvine, CA 92614

**RE: 104 NORTH BELMONT STREET
WIRELESS TELECOMMUNICATION FACILITIES PWTF1828518
(Verizon Wireless)**

Dear Ms. Desmond:

Pursuant to the provisions of the Glendale Municipal Code, Chapter 30.48.020 for a wireless telecommunications facility permit, the Community Development Department processed your application to construct a new wireless telecommunications facility consisting of 12 panel antennas and 12 remote radio units (RRU) divided into three antenna sectors (two façade mounted and one behind a new fiberglass reinforced panel (FRP) screen enclosure), and associated equipment within a new steel screen enclosure on the roof of an existing three-story commercial building located at **104 North Belmont Avenue**. The property is located in the "C3" - Commercial Service Height District I Zone, described as Lot 11, Tract No. 110, in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines, because the project involves installation of equipment and facilities on the roof of an existing building.

Note: Pursuant to Section 704(a), Title 7 of the Federal Telecommunications Act of 1996, only the Federal Government may regulate the environmental effects of radio frequency emissions from wireless telecommunications facilities.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Director of Community Development has **APPROVED WITH CONDITIONS** your application based on the following findings:

1. **To the maximum extent reasonably feasible, the proposed wireless telecommunications facility has been designed to achieve compatibility with the community.**

The applicant is proposing a new wireless telecommunications facility with 12 six-foot tall panel antennas and 12 RRUs (three sectors with four panel antennas and four RRUs each) on the rooftop and the facades of an existing three-story commercial building. The proposal also includes the following:

- Three ray caps (three sectors with one ray cap each)
- Two equipment cabinets and one future equipment cabinet
- One GPS antenna
- One emergency generator receptacle

The proposed facility is on the roof and the facades of an existing, three-story, commercial building. Two sectors will be mounted on the building's western and southern facades, while the remaining third sector will be located towards the northeastern edge of the rooftop behind a new 11-foot high FRP screen enclosure. The proposed equipment cabinets and associated cabling will be located within the carrier's equipment lease area located towards the center of the roof, enclosed within a nine-foot high steel screen enclosure. The proposed rooftop facility will increase the total height of the existing building to 50 feet, which is the maximum permitted height in the C3-I Zone. In order to minimize the visual impact caused by the façade mounted antenna sectors and the FRP screen enclosure to the rear, both the antennas and the enclosure will be painted to match the color of the existing building. The proposed facility has been designed to be compatible with the surrounding community and the subject location was selected to fill a gap in coverage, provide better quality service, and meet existing demand in the area; therefore, it is compatible with the service needs of the community.

2. **Alternative configurations will not increase community compatibility or are not reasonably feasible.**

Alternative configurations will not increase community compatibility and are not reasonably feasible. The carrier has identified the proposed configuration as the most effective, since antennas and associated equipment will be mounted on the façade or placed on the roof at a reasonable height and direction. Both the façade mounted antennas and the new 11-foot FRP screen enclosure to the rear will be painted to match the color of the existing building to minimize the visual impact. Alternative configurations were explored by the applicant, such as placing the

façade mounted antenna sectors to a central location on the building's roof. However, this alternative would have required the western and southern facing antenna sectors to be constructed at a higher elevation on the building with 16-foot tall FRP screen enclosures (overall building height of 55 feet) to effectively transmit signals. As a result, alternative configurations would not increase compatibility in the community.

3. Alternative locations on the site will not increase community compatibility or are not reasonably feasible.

Alternative locations on the site are not reasonably feasible and will not increase community compatibility. The location of the proposed facility is on the roof and façades of an existing, three-story, commercial building. The wireless facility needs to be located at the highest elevation possible in order to effectively transmit signals. Two sectors will be mounted on the building's western and southern facades, while the remaining third sector will be located towards the northeastern edge of the rooftop, behind a new 11-foot high FRP screen enclosure. The proposed location of the three sectors is the most effective location on site, as relocating the proposed wireless equipment elsewhere on site will not provide the amount of coverage the carrier seeks to provide to its customers. The City's Wireless Systems Administrator reviewed the application and commented the project is necessary to fill a significant gap in coverage, consistent with the ordinance for Wireless Telecommunications Facilities Permits.

4. The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.

Locating the facility on alternative sites will not increase community compatibility and is not reasonably feasible. The carrier investigated seven alternative site locations before selecting the proposed site, as detailed below:

- 1104 E. Broadway – Not enough space for the equipment
- 1225 E. Broadway – Not enough space to place the equipment and a tower
- 1016 E. Broadway – Not enough space for the equipment
- 210 N. Verdugo – Too far out to meet radio frequency (RF) needs
- 1101 E. Broadway – Not enough space for the equipment
- 1001 E. Broadway – Not enough space for free standing structure and did not meet minimum RF propagation required for new site by carrier
- 1224 E. Broadway – Proximity to a tall school building across the street

All seven alternate locations were inadequate for the carrier's needs. In addition, locating the proposed facility on an alternative site will cause significant connectivity issues and loss of cellular coverage within the carrier's targeted area, as the wireless carrier has a network of facilities, with each facility designed to cover a particular area. The City's Wireless Systems Administrator reviewed the application and commented the project is necessary to fill a significant gap in coverage, consistent with the ordinance for Wireless Telecommunications Facilities Permits.

Therefore, relocating to an alternative site will not increase community compatibility or is not reasonably feasible.

5. The facility is necessary to close a significant gap in coverage.

The proposed wireless facility is necessary to close a significant gap in coverage. The proposed site is necessary to boost cellular coverage to residential and commercial areas east of the Glendale Galleria. The City's Wireless Systems Administrator reviewed the application materials and RF propagation maps, and concurred that the subject site and facility are necessary to fill a gap in coverage, consistent with the ordinance for Wireless Telecommunications Facilities Permits.

6. The applicant has submitted a statement of its willingness to allow other carriers to co-locate on the proposed wireless telecommunications facility wherever technically and economically feasible and where co-location would not harm community compatibility.

The applicant has submitted a statement of their willingness to allow other carriers to collocate on the site, wherever technically and economically feasible and aesthetically desired, as required in Glendale Municipal Code Section 30.40.020(H)(1)(i).

7. Noise generated by equipment will not be unnecessary, excessive, annoying nor be detrimental to the public health, safety, and welfare.

No excessive noise will be generated by the proposed work, as the proposed wireless facility will not have a permanent standby generator. The proposed equipment and the emergency generator will not emit any noise decibels in excess of established noise standards contained in Chapter 8.36 of the Glendale Municipal Code. Therefore, noise from the proposed facility will not be excessive, annoying or detrimental to the public health, safety and welfare.

8. The facility complies with all of the requirements of state and federal laws, regulations and orders.

The applicant stated that the proposed facility will meet all of the requirements of state and federal laws, regulations and orders. The facility will operate under licenses issued by the Federal Communications Commission (FCC) and will also be regulated by the California Public Utilities Commission (CPUC).

CONDITIONS OF APPROVAL

APPROVAL of this Wireless Telecommunication Facility Permit (WTF) shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That an Encroachment Permit shall be required for the antennas crossing the public right-of way, from the Public Works Department.
3. That an Excavation Permit shall be required for the proposed vault in the public right-of-way, from the Public Works Department.
4. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
5. That all licenses, permits as required or approvals from Federal, State, County or City authorities, including the City Clerk, shall be obtained and kept current at all times.
6. That the premises shall be made available and accessible to any authorized City personnel (e.g., Building, Fire, Police, Planning, and Neighborhood Services, etc.) for inspection to ascertain that all conditions of approval are in compliance.
7. That any modification to these plans must be approved by Planning Division staff prior to the changes on the working drawings or in the field. Changes considered substantial by Planning staff must be returned for review by the Director of Community Development. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
8. That design review approval or exemption shall be obtained prior to the issuance of a building permit.
9. That any transmissions shall not produce noise or other disturbances, which would interfere with normal activities in the area.
10. That any equipment service lighting shall be directed into the work area and shielded away from adjacent properties.
11. That all exterior antennas and equipment, including cables and supports, shall be painted to match the existing building.
12. That the project shall comply with any conditions specified in the Radio Frequency-Electromagnetic Energy Compliance Report in order to bring the site into compliance with FCC rules and regulations.

13. That the premises be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
14. That the authorization granted herein shall be valid for a period of **TEN (10) YEARS UNTIL OCTOBER 30, 2029**, until at which time, a reapplication must be made prior to the expiration date.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **November 14, 2019** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

APPEAL FORMS are available on-line at: <http://www.glendaleca.gov/appeal>

TIME LIMITS (GMC Chapter 30.41)

Termination

Every right or privilege authorized by a Wireless Telecommunications Facility shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

Lapse of Privilege

A Wireless Telecommunications Facility may be terminated by the review authority upon any interruption or cessation of the use permitted by the Wireless Telecommunications Facility for one year or more in the continuous exercise in good faith of such right and privilege.

Time Extension

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege

has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the Wireless Telecommunications Facility.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCACTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits, administrative exceptions and wireless telecommunications facilities. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a wireless telecommunications facilities at least ten (10) days' notice by mail to the applicant or permittee.

NOTICE – SUBSEQUENT CONTACTS WITH THIS OFFICE

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only** (in order to assure customer service with a minimum amount of waiting). You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Minjee Hahm during normal business hours at her direct line (818) 937-8178 or via email at mhahm@glendaleca.gov.

Sincerely,

PHILIP LANZAFAME
Director of Community Development



Vilia Zemaitaitis
Planning Hearing Officer

VZ:MH:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. Van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Director of Public Works (Y. Emrani); Traffic & Transportation Section (P.Casanova); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/T.Dodson); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Wireless Supervisor (G.Arnold); and case planner – Minjee Hahm.